

Little Witchwood
Trellech Road, Tintern,



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Town and country properties



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Trellech Road, Tintern, Chepstow

This is a rare opportunity to acquire a charming two bedroom detached stone cottage nestled in 1.2 acres of mature gardens and woodland set in the heart of the Wye Valley. Located in an area of outstanding natural beauty, offering spacious accommodation over two floors with a wealth of character features throughout. Detached double garage and parking for multiple vehicles. No onward chain.

Asking price of £500,000

Constructed in stone with a part painted rendered exterior and inset wooden framed windows and doors set under pitched tiled roofs. Features include wooden and part glazed doors, exposed stone fireplaces, moulded architraves and ceiling roses and a combination of wooden, ceramic tiled and carpeted flooring. A gas fired boiler supplies domestic hot water and heating to radiators throughout.

The main entrance to the property is from the front terrace through a part glazed wooden door with matching side panels into:

ENTRANCE HALLWAY: 2.33m x 2.71m (7'8" x 8'11")

Arched opening into inner hallway. Door into:

KITCHEN/DINER: 4.41m (Max) x 5.34m (14'6" x 17'6")

Window to front and side elevation. "L-shaped" laminate worktop with ceramic tiled splashback surround and inset one and half bowl stainless steel sink and side drainer. A range of wooden cupboards and drawers set under with complimentary wall mounted cabinets. Space for fridge/freezer and cooker with circulating fan above. Matching breakfast bar with glass front display cabinets. Doors into:

SNUG: 3.29m x 3.08m (10'10" x 10'1")

Two windows to back elevation with views of the rear garden. Stone fireplace with a stone cut hearth and wooden mantle.

UTILITY AREA: 2.42m x 1.58m (7'11" x 5'2")

Secondary door to side accessing front and back garden and window to back elevation. Laminate work surface along one wall with wooden cupboards set under and complimentary wall mounted cabinets. Space for fridge/freezer. Storage cupboard with laminate work top and space and plumbing for washing machine under. Power and light. Door into:

CLOAK ROOM:

Frosted window to front elevation. Low level W.C.

From entrance hallway opening into:**INNER HALLWAY:**

Tall window to back elevation with pretty views of rear garden. Turning staircase with quarter landing, wooden balustrading and square newel posts to first floor landing. Under stairs storage cupboard with hanging rail. Door into:

LIVING ROOM: 7.11m x 4.11m (23'4" x 13'6")

A generously proportioned principal reception room with windows to front and side elevation and French doors to back accessing rear garden. Inglenook fireplace housing wood burner set on a slate hearth with matching mantel over.

From inner hallway upstairs to:**FIRST FLOOR LANDING:**

Window to back elevation with far reaching woodland views. Roof access hatch. Doors into:

MAIN BEDROOM: 4.12m x 3.84m (13'6" x 12'7")

Dual aspect windows to front and side elevations with far reaching garden views.

BEDROOM TWO: 3.86m x 3.18m (12'8" x 10'5")

Vaulted ceiling with dual aspect windows to back and side elevation with garden and woodland views.

BATHROOM:

Window to back elevation. White suite comprising a low-level W.C, pedestal wash basin and bath with mixer taps. Tiling along three sides at dado height. Cupboard housing wall mounted Worcester boiler.

OUTSIDE:

The entrance to the property is from the country lane via a sweeping gravelled driveway leading to a parking area with space for multiple vehicles and accessing: **DETACHED DOUBLE GARAGE/WORKSHOP: 6.37m x 11.02m:** Two up and over garage doors to front and windows to side elevation with a concrete base and a pitched corrugated roof. Power and light. The grounds approximately total 1.2 acres and surround the perimeter of the cottage consisting of lawned and wooded areas with hedged and fenced boundaries. To the front, an elevated summer house and paved sun terrace capitalising on the property's tranquil location and the adjoining woodland views. Stone steps lead down to a further terrace and layered rockery garden with interspaced shrubs, plants and feature pond. A paved pathway leads to the rear of the property with two parcels of garden and a gently meandering stream running alongside the left border. To the back, a extensive strip of mature woodlands with an array of interspaced trees.

SERVICES:

Mains water, electric and drainage. LPG Gas central heating system. Council Tax Band G. EPC Rating F.

DIRECTIONS:

From Monmouth take the A466 road to Chepstow. Continue through Redbrook and Llandogo until you reach the village of Tintern. Upon entering the village turn right after the 'Wye Valley Hotel' signposted Catbrook. Continue on up this road for 0.8 miles going past Tintern Chapel on the left and Little Witchwood can be found on the right-hand side just before the national speed limit sign.

Roscoe Rogers & Knight would like to draw your attention to the following notes:

- These Particulars have been prepared for you in good faith and to the best of our knowledge. They are, however, for guidance purposes only. In no way whatsoever do they constitute part of an offer or a contract.
- Prospective purchasers should not rely on any information given as a statement or representation of fact of warranty that the property or services are in good condition.
- We would recommend that prospective purchasers verify for themselves that necessary planning permissions, building regulations or other consent regarding alterations have been obtained.
- None of the above services or appliances mentioned in these particulars has been tested by us. We recommend that prospective purchasers satisfy themselves as to their condition, efficiency or suitability.







Total area: approx. 199.5 sq. metres (2147.7 sq. feet)



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